

A meeting of the Board was called to order at 6:15. Earl Gooch participated via conference line. All other Board members were in attendance.

The purpose of the meeting was to address questions raised by potential buyers of lot 81. The buyers asked if the mobile home on the lot could be lived in while they constructed a new home. The buyer is also interested in renting the mobile home after construction of a new home on the lot. This created questions for the Board associated with the single family dwelling language in the association covenants. The Board was advised by legal counsel that once the lot is sold the mobile home would no longer be grandfathered and would have to be removed. Given that the mobile home would have to be removed once the lot is sold the question of could the trailer home be rented in the future is a mute point.

The Board drafted the following response to questions raised by potential buyers of lot 81.

*The Board of Directors for Shining Mountains West Owners Association (SMWOA) has been asked to respond to a question relating to the future use of the mobile home located on lot 81.*

*The mobile home has been in place prior to the development of the subdivision and has been thought to be "grandfathered" as a result. The Board was notified on January 13, 2021, by an HOA attorney, that this mobile home could no longer be grandfathered at the time of a sale and would have to be removed.*

*The question being asked by a potential buyer of lot 81 is can the buyer live in the mobile home while building a house on lot 81?*

*The Board agreed to allow the buyer to live in the mobile home during construction of a new home, up to two years. When the construction is completed, the mobile home would have to be removed within two months.*

The meeting was terminated at 7:30.